

Heart of Hills IF- ADA Evaluation



IF- Mountain Home TX, Heart of Hills ADA Evaluatio
5103 Junction Hwy
Mountain Home, TX 78058
Accessibility Evaluation
Inspection Date: 03/06/2023
Inspectors: Christopher Meza

Prepared By







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Report Date: 02/01/2024


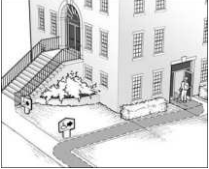



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Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
1	Exterior of Property (Public): HQ Parking Lot (1 Space) 1 Van	There are approximately (XX) parking stalls that could be reasonably associated with this facility in the shared parking lot. There are (XX) accessible parking stalls including (XX) designated for a van. There should be a minimum of (XX) accessible stalls with a minimum of (XX) being designed as van accessible.	There is no accessible parking provided in front of HQ building. This Parking lot does not lead to accessible route to access building. Based on multiple parking lots and total number of spaces, accessible parking is not compliant with scoping requirements and additional accessible parking is required. Accessible parking spot located on (L) side of HQ building and leads to side entrance. There is a sign directing public to accessible parking space. Directional sign is compliant.	See figure for ratio details https://www.access-board.gov/ada/#ada-208_2	2012 TAS Section: 208.2 2010 ADAS Section: 208.2 2015 ABAAS Section: F208.2		
2	Exterior of Property (Public): HQ Parking Lot (1 Space) 1 Van	The entrance is not accessible and is missing signage. An identification sign identifying that this entrance is not accessible and directional signage pointing to the accessible entrance is required. When a directional sign is required, it should be located to minimize backtracking. In some cases, this could mean locating a sign at the beginning of a route, not just at the inaccessible entrances to a building.	Front entrance is not accessible. Sign would need to be placed directing patrons towards accessible entrance on (L) side of the building. Signs that provide direction to or information about interior spaces and facilities must meet visual requirements but are not required to be tactile	https://www.access-board.gov/ada/#ada-216_6	2010 ADAS Section: 216.6 2015 ABAAS Section: F216.6		


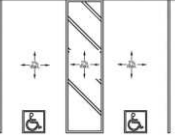


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Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
3	Exterior of Property (Public): HQ Parking Lot (1 Space) 1 Van	The building entrance is not located on an accessible route. When a building, or portion of a building, is required to be accessible, an accessible route of travel shall be provided to all portions of the building, to accessible building entrances and between the building and the public way. At least one accessible route within the boundary of the site must be provided from public transportation stops, accessible parking and accessible passenger loading zones and public streets or sidewalks to the accessible building entrance they serve. The accessible route shall, to the maximum extent feasible, coincide with the route for the general public. At least one accessible route shall connect accessible buildings, facilities, elements and spaces that are on the same site. At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements.	Front parking lot to front entrance. Due to stairways, floor mats, and change in elevation there is no accessible route leading to front entrance.	https://www.access-board.gov/ada/#ada-206_2_1	2012 TAS Section: 206.2.1 2010 ADAS Section: 206.2.1 2015 ABAAS Section: F206.2.1		
4	Exterior of Property (Public): HQ Parking Lot (1 Space) 1 Van - Van Accessible Stall (L) Side of Building	The ISA markings do not contrast with the pavement. A paved accessible parking space must include the International Symbol of Accessibility painted conspicuously on the surface in a color that contrasts the pavement.	Designation markings are faded for van accessible space. Sign placement is compliant and may be off centered or placed on wall.	N/A - Refer to Finding	2020 TDLR Section: 68.104 (a), 68.104 (a)(1)	  	


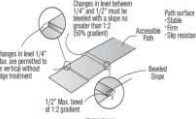

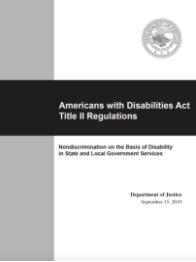
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5	Exterior of Property (Public): HQ Parking Lot (1 Space) 1 Van - Van Accessible Stall (L) Side of Building	The cross slopes (narrow dimension) and/or running slopes (long dimension) of the accessible stall exceeds 2%. The running slope and the cross slope in an accessible parking stall and the access aisle must not exceed 2%.	Van accessible space cross and running slope are not compliant. Running slope over 2% in multiple spots and cross slope non compliant near bottom of space. See pictures for locations.	https://www.access-board.gov/ada/#ada-502_4	2012 TAS Section: 502.4 2010 ADAS Section: 502.4 2015 ABAAS Section: 502.4		
6	Exterior of Property (Public): HQ Parking Lot (1 Space) 1 Van - Access Aisle (Van) (L) Side of Building	The striping and markings for the accessible parking stalls, loading/unloading access aisle are dilapidated and in need of repair and/or maintenance. Access aisles shall be marked so as to discourage parking in them. Where parking spaces are marked with lines, width measurements of parking spaces and access aisles shall be made from the centerline of the markings.	Access aisle markings are faded.	https://www.access-board.gov/ada/#ada-502_3_3	2012 TAS Section: 502.3.3 2010 ADAS Section: 502.3.3 2015 ABAAS Section: 502.3.3, 503.3.3		


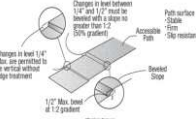
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7	Exterior of Property (Public): HQ Parking Lot (1 Space) 1 Van - Access Aisle (Van) (L) Side of Building	The cross slopes (narrow dimension) and/or running slopes (long dimension) of the access aisle exceeds 2%. The running slope and the cross slope in an accessible parking stall and the access aisle must not exceed 2%.	Cross and narrow slope for access aisle is not compliant. See photos for locations.	https://www.access-board.gov/ada/#ada-502_4	2012 TAS Section: 502.4 2010 ADAS Section: 502.4 2015 ABAAS Section: 502.4		
8	Exterior of Property (Public): HQ Parking Lot (1 Space) 1 Van - Pathway to Building (Van Accessible Stall to Side Entrance)	The landing element has been found to be in substantial compliance with accessibility codes, standards, and regulations.	The landing pad measures 60x60 and is compliant. May need to slope all edges of landing pad to prevent hazard.	N/A	2012 TAS Section: Advisory 2010 ADAS Section: Advisory 2015 ABAAS Section: Advisory		
9	Exterior of Property (Public): HQ Parking Lot (1 Space) 1 Van - Pathway to Building (Van Accessible Stall to Side Entrance)	The walkway contains changes in level greater than a 1/2 inch high that should be ramped. Changes in level greater than 1/2 inch high shall be constructed as a ramp or curb ramp.	2 exposed sides of landing pad change in elevation over 4"	https://www.access-board.gov/ada/#ada-303_4	2012 TAS Section: 303.4 2010 ADAS Section: 303.4 2015 ABAAS Section: 303.4		


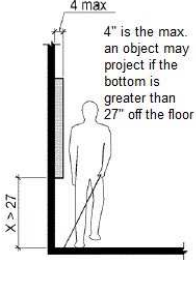

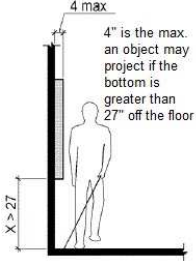
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Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
10	Exterior of Property (Public): Holding Tanks (Exterior) - TOUR - Pathway to Holding Tanks	The accessible route contains loose gravel and/or surface materials that do not provide for a stable, firm slip resistant surface. Floor and ground surfaces shall be stable, firm, and slip resistant.	Pathway leading to holding tanks entrance doors is not accessible due to loose gravel and grass overgrowth,	https://www.access-board.gov/ada/#ada-302_1	2012 TAS Section: 302.1 2010 ADAS Section: 302.1 2015 ABAAS Section: 302.1		
11	Exterior of Property (Public): Pathway to Holding Ponds - TOUR	State and local governments have an obligation to make their programs and services accessible to persons with disabilities. This may or may not require the alteration, addition or construction of existing facilities which predate The Americans with Disabilities Act (ADA) of 1990. Under the Code of Federal Regulations Section 35.151(b)(2) State and Local Government Title II entities may provide programmatic access where alterations to existing facilities would result in undue financial and administrative burdens. For Example, A public entity has six courtrooms in two existing buildings and determines that only three of those courtrooms and the public use and common use areas serving those courtrooms in one building are needed to be made accessible in order to satisfy its program access obligations. The entity must comply with 2010 Standards unless compliance would result in undue financial and administrative burdens and must take other actions that would not result in an undue financial burden to ensure access to persons with disabilities. This may include the scheduling of the various types of cases, hearings etc. in accessible courtrooms and relocating them where necessary to accommodate persons with disabilities. Having a defined program and effective communication process in place to ensure the public and employees can request accommodations is necessary to ensure equal access to the county's court system. Program access is not part of this evaluation and this information is being provided as an advisory only.	No way to access element at this time. These pathways also serve as birding trails.	Provide a reasonable modification to allow tour participants an equitable experience during this part of tour.	2010 ADAS Section: Advisory		

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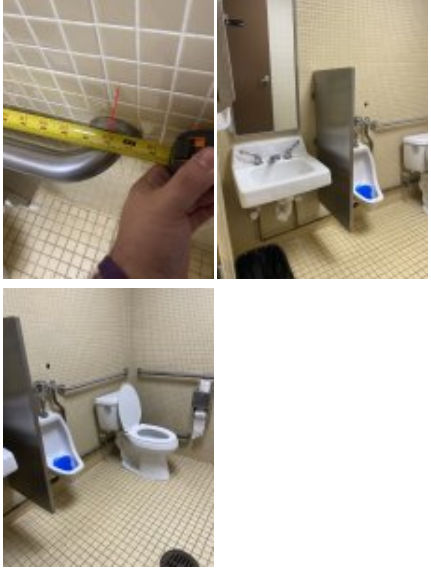
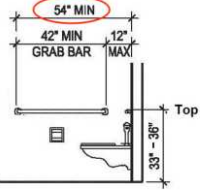

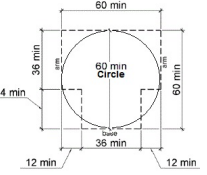
Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
12	Exterior of Property (Public): Pathway to Holding Ponds - TOUR	The accessible route contains loose gravel and/or surface materials that do not provide for a stable, firm slip resistant surface. Floor and ground surfaces shall be stable, firm, and slip resistant.	The accessible route to holding pond is not compliant due to loose gravel and gravel size. Phasing as smart practice (9) since trails have dual purpose	https://www.access-board.gov/ada/#ada-302_1	2012 TAS Section: 302.1 2010 ADAS Section: 302.1 2015 ABAAS Section: 302.1		

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Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
13	Structures on Property (Public) - Tour/Public Componets : HQ Building/Public Restrooms (Interior)	The element projects more than 4 inches into the circulation path. Wall-mounted objects that have leading edges between 27 inches and 80 inches from the floor must not project more than 4 inches into the circulation path. Protruding objects that extend to the floor or within 27 inches of the floor are cane detectable and are therefore not hazardous. Where it is necessary or desirable to have objects protrude from the wall, a manner of cane detection must be provided.	Hand Sanitizer	https://www.access-board.gov/ada/#ada-307_2	2012 TAS Section: 307.2 2010 ADAS Section: 307.2 2015 ABAAS Section: 307.2		
14	Structures on Property (Public) - Tour/Public Componets : HQ Building/Public Restrooms (Interior)	The element projects more than 4 inches into the circulation path. Wall-mounted objects that have leading edges between 27 inches and 80 inches from the floor must not project more than 4 inches into the circulation path. Protruding objects that extend to the floor or within 27 inches of the floor are cane detectable and are therefore not hazardous. Where it is necessary or desirable to have objects protrude from the wall, a manner of cane detection must be provided.	Multiple fire extinguishers impeded accessible walkway. There are no official ADA fire extinguisher height or fire alarm ADA requirements. However, there are rules that govern the placement of all protruding objects, no matter their function, to accommodate blind and other visually impaired people.	https://www.access-board.gov/ada/#ada-307_2	2012 TAS Section: 307.2 2010 ADAS Section: 307.2 2015 ABAAS Section: 307.2		

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15	Structures on Property (Public) - Tour/Public Componets : HQ Building/Public Restrooms (Interior) - Side Entrance Door	The tactile EXIT sign is missing at the door. Wall signs identifying exits shall have characters raised 1/32 inch minimum and shall be uppercase characters a minimum of 5/8 inch and a maximum of 2 inches high. Braille shall be placed directly below the tactile characters; flush left or centered. Signs shall be located a minimum of 48 inches above the floor, measured from the baseline of the lowest tactile characters and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile characters. Where a tactile sign is provided at a door, the sign shall be located on the latch side. Where a tactile sign is provided at double doors the sign shall be located to the right of the right-hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall.	Where visual EXIT is provided, accompanying tactile EXIT sign must also be provided for same doorway. Doorway exit signs and emergency exits with emergency exit signs that are overhead or visual only, or pictograms only, must have an accompanying ADA Braille sign. Exit passages, including doors, stairs and routes, must be identified with tactile ADA signage. Signs must include braille and raised characters. Pictograms are optional.	https://www.access-board.gov/ada/#ada-216_4_1	2012 TAS Section: 216.4.1 2010 ADAS Section: 216.4.1 2015 ABAAS Section: F216.4.1		

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Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
16	Structures on Property (Public) - Tour/Public Componets : HQ Building/Public Restrooms (Interior) - Restroom (Men's) Public/Staff	The side grab bar does not extend far enough from the rear wall. The side grab bar must extend at least 54 inches minimum beyond the rear wall and start a maximum of 12 inches from the rear wall. A 42 inch grab bar installed the maximum distance from the rear wall (12 inches) will leave the leading end 54 inches from the rear wall. Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface.	Measures at 47"	https://www.access-board.gov/ada/#ada-604_5_1	2012 TAS Section: 604.5.1 2010 ADAS Section: 604.5.1 2015 ABAAS Section: 604.5.1		
17	Structures on Property (Public) - Tour/Public Componets : HQ Building/Public Restrooms (Interior) - Restroom (Men's) Public/Staff	The restroom contains storage items and/or supplies which obstruct the clear floor and/or turning space within the restroom. A clear space measured from the floor to a height of 27 inches above the floor, within the restroom, of sufficient size to inscribe a circle with a diameter not less than 60 inches in size or a "T" turning space must be provided.	Storage shelf impedes clear floor space for toilet.	https://www.access-board.gov/ada/#ada-603_2_1	2012 TAS Section: 603.2.1 2010 ADAS Section: 603.2.1 2015 ABAAS Section: 603.2.1 , 803.2, 805.2		


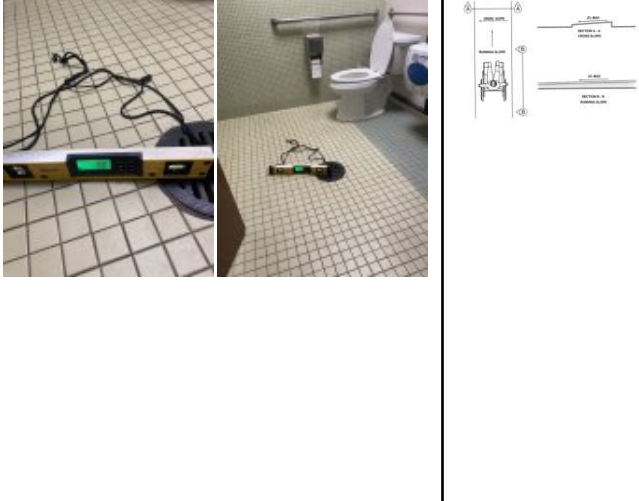
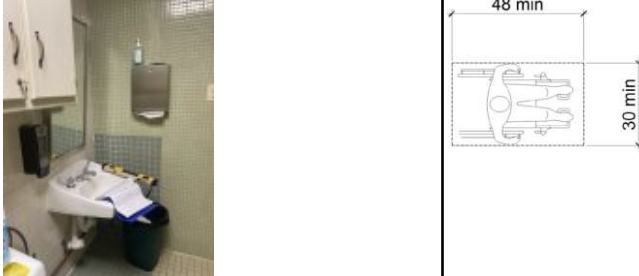
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18	Structures on Property (Public) - Tour/Public Componets : HQ Building/Public Restrooms (Interior) - Restroom (Men's) Public/Staff	A clear floor space is not provided at the lavatory. A 30 inch by 48 inch clear floor space positioned for a forward approach, and knee and toe clearance shall be provided.	Alcove partitions and trashcan impeded clear floor space to lavatory, measure at less than 30" wide.	https://www.access-board.gov/ada/#ada-606_2	2012 TAS Section: 606.2 2010 ADAS Section: 606.2 2015 ABAAS Section: 606.2		
19	Structures on Property (Public) - Tour/Public Componets : HQ Building/Public Restrooms (Interior) - Restroom (Men's) Public/Staff	The toilet paper is not installed within the compliant range in front of the toilet. Toilet paper dispensers shall be 7 inches minimum and 9 inches maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches minimum and 48 inches maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow. There shall be a clearance of 1 1/2 inches minimum below the grab bar.	TP dispenser mounted too close to toilet.	https://www.access-board.gov/ada/#ada-604_7	2012 TAS Section: 604.7 2010 ADAS Section: 604.7 2015 ABAAS Section: 604.7		
20	Structures on Property (Public) - Tour/Public Componets : HQ Building/Public Restrooms (Interior) - Restroom (Men's) Public/Staff	The light switch is positioned too high for either a side or front approach. Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches maximum and the low side reach shall be 15 inches minimum above the finish floor or ground. Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximum and the low forward reach shall be 15 inches minimum above the finish floor or ground.	over 54"	https://www.access-board.gov/ada/#ada-308_1	2012 TAS Section: 308.1 2010 ADAS Section: 308.1 2015 ABAAS Section: 308.1		


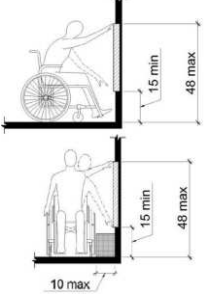

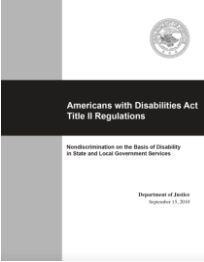
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21	Structures on Property (Public) - Tour/Public Componets : HQ Building/Public Restrooms (Interior) - Restroom (Women's) Public/Staff	The side grab bar does not extend far enough from the rear wall. The side grab bar must extend at least 54 inches minimum beyond the rear wall and start a maximum of 12 inches from the rear wall. A 42 inch grab bar installed the maximum distance from the rear wall (12 inches) will leave the leading end 54 inches from the rear wall. Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface.	Measures less than 47"	https://www.access-board.gov/ada/#ada-604_5_1	2012 TAS Section: 604.5.1 2010 ADAS Section: 604.5.1 2015 ABAAS Section: 604.5.1		
22	Structures on Property (Public) - Tour/Public Componets : HQ Building/Public Restrooms (Interior) - Restroom (Women's) Public/Staff	The coat hook is installed greater than 48 inches above the finished floor. Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximum above the finished floor.	Over 64" No coat hook provided in Men's restroom.	https://www.access-board.gov/ada/#ada-308_2_1	2012 TAS Section: 308.2.1 2010 ADAS Section: 308.2.1 2015 ABAAS Section: 308.2.1		


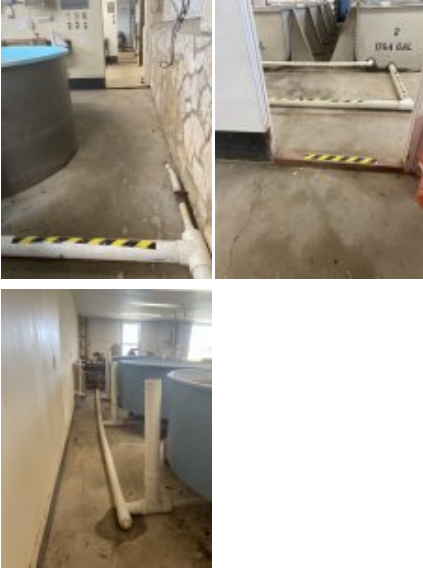
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23	Structures on Property (Public) - Tour/Public Componets : HQ Building/Public Restrooms (Interior) - Restroom (Women's) Public/Staff	The toilet paper is not installed within the compliant range in front of the toilet. Toilet paper dispensers shall be 7 inches minimum and 9 inches maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches minimum and 48 inches maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow. There shall be a clearance of 1 1/2 inches minimum below the grab bar.	TP dispenser mounted too close to front of toilet.		https://www.access-board.gov/ada/#ada-604_7	2012 TAS Section: 604.7 2010 ADAS Section: 604.7 2015 ABAAS Section: 604.7	
24	Structures on Property (Public) - Tour/Public Componets : HQ Building/Public Restrooms (Interior) - Restroom (Women's) Public/Staff	The floor drain is set too low in the floor which causes a slope over 2 percent. Changes in level are not permitted in clear floor or ground spaces or surfaces of a turning spaces and shall not slope greater than 1:48.	Slope measures at 3.8%		https://www.access-board.gov/ada/#ada-303_3 https://www.access-board.gov/ada/#ada-304_2	2012 TAS Section: 303.3, 304.2, 304.2 Exception 2010 ADAS Section: 303.3, 304.2, 304.2 Exception 2015 ABAAS Section: 303.3, 304.2, 304.2 EXCEPTION, 305.2 EXCEPTION	
25	Structures on Property (Public) - Tour/Public Componets : HQ Building/Public Restrooms (Interior) - Restroom (Women's) Public/Staff	The lavatory's clear floor space obstructed by the trash can. The wall mounted trash can projects (XX) from the wall and encroaches into the required 30 inches by 48 inches clear floor space. The maximum projection that a dispenser may project at this location is (XX) inches.	Trashcan prevent access to lavatory.		https://www.access-board.gov/ada/#ada-606_2	2012 TAS Section: 606.2 2010 ADAS Section: 606.2 2015 ABAAS Section: 606.2	


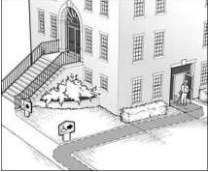
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26	Structures on Property (Public) - Tour/Public Componets : HQ Building/Public Restrooms (Interior) - Restroom (Women's) Public/Staff	The light switch is positioned too high for either a side or front approach. Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches maximum and the low side reach shall be 15 inches minimum above the finish floor or ground. Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximum and the low forward reach shall be 15 inches minimum above the finish floor or ground.	55"		https://www.access-board.gov/ada/#ada-308_1	2012 TAS Section: 308.1 2010 ADAS Section: 308.1 2015 ABAAS Section: 308.1	 
27	Structures on Property (Public) - Tour/Public Componets : Holding Tanks (Interior) - TOUR	State and local governments have an obligation to make their programs and services accessible to persons with disabilities. This may or may not require the alteration, addition or construction of existing facilities which predate The Americans with Disabilities Act (ADA) of 1990. Under the Code of Federal Regulations Section 35.151(b)(2) State and Local Government Title II entities may provide programmatic access where alterations to existing facilities would result in undue financial and administrative burdens. For Example, A public entity has six courtrooms in two existing buildings and determines that only three of those courtrooms and the public use and common use areas serving those courtrooms in one building are needed to be made accessible in order to satisfy its program access obligations. The entity must comply with 2010 Standards unless compliance would result in undue financial and administrative burdens and must take other actions that would not result in an undue financial burden to ensure access to persons with disabilities. This may include the scheduling of the various types of cases, hearings etc. in accessible courtrooms and relocating them where necessary to accommodate persons with disabilities. Having a defined program and effective communication process in place to ensure the public and employees can request accommodations is necessary to ensure equal access to the county's court system. Program access is not part of this evaluation and this information is being provided as an advisory only.	No way to access this element at this time.	Provide a reasonable modification to allow tour participants an equitable experience during this part of tour.	2010 ADAS Section: Advisory	 	



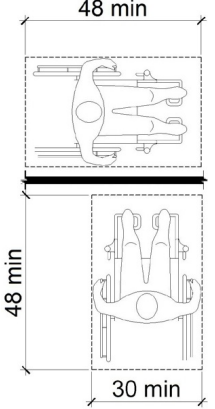
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28	Structures on Property (Public) - Tour/Public Componets : Holding Tanks (Interior) - TOUR	There is no accessible route between elements. An accessible route of travel must connect all accessible elements and spaces within a building or facility.	Due to necessary function of these tanks, this area will remain inaccessible. Finding recorded for inventory purposes.	N/A	2012 TAS Section: 206.2.4 2010 ADAS Section: 206.2.4 2015 ABAAS Section: F206.2.4		
29	Structures on Property (Public) - Tour/Public Componets : Holding Tanks (Interior) - TOUR	The path of contains multiple issues and is not accessible. The path of travel exceeds the maximum allowable cross and running slope requirements. It also contains changes in level and/or gaps that exceed the allowable maximum requirements. The path of travel does not meet the minimum width requirements for clearances, turning spaces, and/or passing spaces. The floor or ground surface is not firm, stable, and slip resistant.	Due to tight spaces, and trip hazards there is no accessible route around tanks. Finding recorded for inventory purposes.	N/A	2012 TAS Section: 403.1 2010 ADAS Section: 403.1 2015 ABAAS Section: 403.1		


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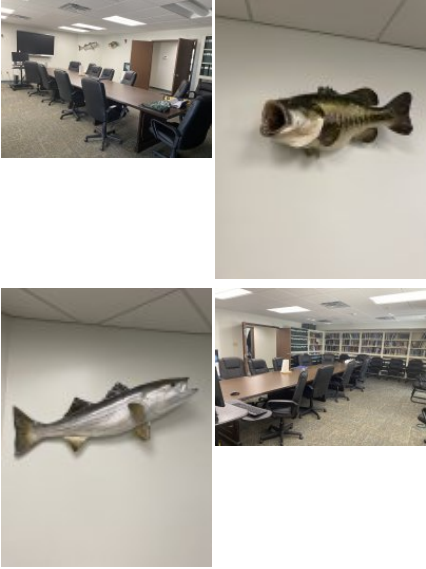
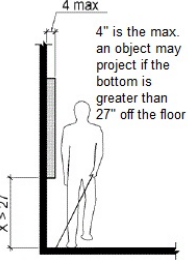

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
30	Structures on Property (Public) - Tour/Public Componets : Holding Tanks (Interior) - TOUR - Entrance Doors	The building entrance is not located on an accessible route. When a building, or portion of a building, is required to be accessible, an accessible route of travel shall be provided to all portions of the building, to accessible building entrances and between the building and the public way. At least one accessible route within the boundary of the site must be provided from public transportation stops, accessible parking and accessible passenger loading zones and public streets or sidewalks to the accessible building entrance they serve. The accessible route shall, to the maximum extent feasible, coincide with the route for the general public. At least one accessible route shall connect accessible buildings, facilities, elements and spaces that are on the same site. At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements.	There is no accessible entrance into holding tanks for tour. This building exterior and interior are not accessible.	Provide a reasonable modification to allow tour participants an equitable experience during this part of tour.	2012 TAS Section: 206.2.1 2010 ADAS Section: 206.2.1 2015 ABAAS Section: F206.2.1		

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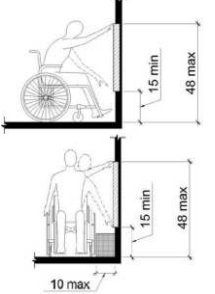

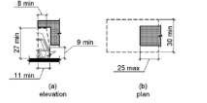
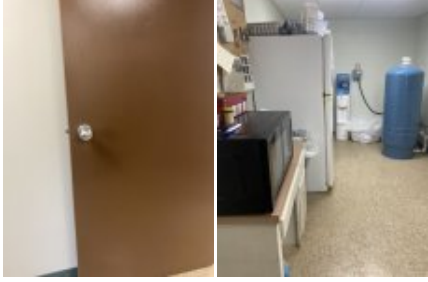
Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
31	Outdoor Features (Public) : Trials - Birding	The surface of the trails, passing spaces, and/or resting intervals is not firm and stable. The surface of trails, passing spaces, and resting intervals shall be firm and stable	Trails are not compliant with surfacing type, and gravel size requirements. These are used by public to bird watch. Open to public on wed only 8-4 These trails also serve as routes around holding ponds.	N/A - Refer to Finding	2015 ABAAS Section: 1017.2		
32	Outdoor Features (Public) : Trials - Birding - Trails- Birding Sign In Kiosk	The element is not accessible because it does not allow a forward or side approach. This element must be on an accessible route of travel that is 36 inches wide minimum and provides a 30 inch by 48 inch clear floor space that allows a side or forward approach.	There is no way to access this element due to no ADA parking or compliant pathway provided to kiosk. Kiosk used for visitors to sign in when using birding trails.	https://www.access-board.gov/ada/#ada-305_5	2012 TAS Section: 305.5 2010 ADAS Section: 305.5 2015 ABAAS Section: 305.5		

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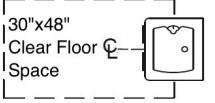

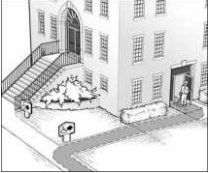
Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
33	Outdoor Features (Public) : Trials - Birding - Trails- Birding Sign In Kiosk	The path of contains multiple issues and is not accessible. The path of travel exceeds the maximum allowable cross and running slope requirements. It also contains changes in level and/or gaps that exceed the allowable maximum requirements. The path of travel does not meet the minimum width requirements for clearances, turning spaces, and/or passing spaces. The floor or ground surface is not firm, stable, and slip resistant.	Pathway has change in elevation (curb) with no nearby ADA parking or access point to sign in sheet. Ground around kiosk is not compliant surfacing or sloping.	Review accessible pathway componets to make accessible https://www.access-board.gov/ada/#ada-402 https://www.access-board.gov/ada/#ada-403_1	2010 ADAS Section: 403.1 2015 ABAAS Section: 403.1		

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
34	Structures on Property (STAFF): HQ Building (Interior) - Conference Room	The fish mounts projects more than 4 inches into the circulation path. Wall-mounted objects that have leading edges between 27 inches and 80 inches from the floor must not project more than 4 inches into the circulation path. Protruding objects that extend to the floor or within 27 inches of the floor are cane detectable and are therefore not hazardous. Where it is necessary or desirable to have objects protrude from the wall, a manner of cane detection must be provided.	Overall conference room is spacious and compliant. The 2 mounts pictured are not in compliance and cause protruding object.	https://www.access-board.gov/ada/#ada-307_2	2012 TAS Section: 307.2 2010 ADAS Section: 307.2 2015 ABAAS Section: 307.2		 <p>4" max 4" is the max. an object may project if the bottom is greater than 27" off the floor X > 27</p>
35	Structures on Property (STAFF): HQ Building (Interior) - Conference Room	The door/gate operating hardware is not accessible. Hand-activated door/gate opening hardware, handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, pinching or twisting of the wrist to operate. Hardware shall be 34 inches minimum and 48 inches maximum above the finish floor or ground.	N/A	https://www.access-board.gov/ada/#ada-404_2_7	2012 TAS Section: 404.2.7 2010 ADAS Section: 404.2.7 2015 ABAAS Section: 404.2.7		





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Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
36	Structures on Property (STAFF): HQ Building (Interior) - Conference Room	The light switch is positioned too high for either a side or front approach. Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches maximum and the low side reach shall be 15 inches minimum above the finish floor or ground. Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximum and the low forward reach shall be 15 inches minimum above the finish floor or ground.	over 52"		https://www.access-board.gov/ada/#ada-308_1 2012 TAS Section: 308.1 2010 ADAS Section: 308.1 2015 ABAAS Section: 308.1		
37	Structures on Property (STAFF): HQ Building (Interior) - Kitchenette	Knee and toe space has not been provided at the sink. Kitchen sinks must be provided with a clear floor space positioned for a forward approach including knee and toe clearance.	In kitchens, kitchenettes, and breakrooms without a cooktop or conventional range, a parallel approach is permitted at kitchen sinks. Best practice to make sinks accessible via front approach in any areas where food prep is done.	https://www.access-board.gov/ada/#ada-606_2 https://www.access-board.gov/ada/#ada-804_4	2012 TAS Section: 606.2, 804.4 2010 ADAS Section: 606.2, 804.4 2015 ABAAS Section: 606.2, 804.4		
38	Structures on Property (STAFF): HQ Building (Interior) - Kitchenette	The door/gate operating hardware is not accessible. Hand-activated door/gate opening hardware, handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, pinching or twisting of the wrist to operate. Hardware shall be 34 inches minimum and 48 inches maximum above the finish floor or ground.	door knob on door to kitchenette area	https://www.access-board.gov/ada/#ada-404_2_7	2012 TAS Section: 404.2.7 2010 ADAS Section: 404.2.7 2015 ABAAS Section: 404.2.7		


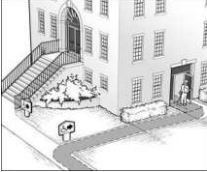


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Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
39	Structures on Property (STAFF): HQ Building (Interior) - Kitchenette	The clear floor space required at accessible drinking fountains is not positioned for a forward approach. Units shall have a clear floor or ground space positioned for a forward approach and centered on the unit.	There is no approach to water cooler in kitchenette.	https://www.access-board.gov/ada/#ada-602_2	2012 TAS Section: 602.2 2010 ADAS Section: 602.2 2015 ABAAS Section: 602.2		
40	Structures on Property (STAFF): Office Building #1 (Exterior)	The building entrance is not located on an accessible route. When a building, or portion of a building, is required to be accessible, an accessible route of travel shall be provided to all portions of the building, to accessible building entrances and between the building and the public way. At least one accessible route within the boundary of the site must be provided from public transportation stops, accessible parking and accessible passenger loading zones and public streets or sidewalks to the accessible building entrance they serve. The accessible route shall, to the maximum extent feasible, coincide with the route for the general public. At least one accessible route shall connect accessible buildings, facilities, elements and spaces that are on the same site. At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements.	Office building #1 Due to terrain type, lack of accessible pathway, stairs, and door hardware or thresholds there is no way to gain access to building. This building is not accessible	https://www.access-board.gov/ada/#ada-206_2_1	2012 TAS Section: 206.2.1 2010 ADAS Section: 206.2.1 2015 ABAAS Section: F206.2.1		

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Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
41	Structures on Property (STAFF): Office Building #1 (Exterior)	The path of contains multiple issues and is not accessible. The path of travel exceeds the maximum allowable cross and running slope requirements. It also contains changes in level and/or gaps that exceed the allowable maximum requirements. The path of travel does not meet the minimum width requirements for clearances, turning spaces, and/or passing spaces. The floor or ground surface is not firm, stable, and slip resistant.	Pathway has multiple infractions	Review accessible pathway componets to make accessible https://www.access-board.gov/ada/#ada-402 https://www.access-board.gov/ada/#ada-403_1	2010 ADAS Section: 403.1 2015 ABAAS Section: 403.1		
42	Structures on Property (STAFF): Office Building #1 (Interior)	Interior of budling is not accessible, including staff shared spaces kitchenette, restrooms, etc.	Interior of building is not accessible. Need photo verifications	This building was converted into office spaces from residential dwelling. Due to these factors elements in building are not accessible.	2012 TAS Section: Advisory 2010 ADAS Section: Advisory 2015 ABAAS Section: Advisory		
43	Structures on Property (STAFF): Office Building #1 (Interior)	The restroom is not nearly compliant. The restroom does not have the required minimum clear floor space or maneuvering clearances for the toilet. The restroom does not have the required minimum clear floor space or maneuvering clearances for the lavatory. The entry door does not contain the required minimum maneuvering spaces on the pull/push sides. The entry door encroach into the required clear floor space for fixtures. Grab bars are missing and/or incorrectly installed. Accessories, such as toilet seat covers, paper towel holders, garbage cans, hand dryers, and mirrors are either too high or without clear floor space or both. The restroom contain floor level changes greater than a 1/2 inch of the floor drains and is slope (XX) - (XX), the shower is too small and missing numerous accessible elements.	There is a kitchen and bathroom inside that are not compliant. Need photo verification.	This building was converted into office spaces from residential dwelling. Due to these factors elements in building are not accessible.	2012 TAS Section: 213.2 2010 ADAS Section: 213.2 2015 ABAAS Section: F213.2	 	

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Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
44	Structures on Property (STAFF): Office Building #2 (Exterior)	The building entrance is not located on an accessible route. When a building, or portion of a building, is required to be accessible, an accessible route of travel shall be provided to all portions of the building, to accessible building entrances and between the building and the public way. At least one accessible route within the boundary of the site must be provided from public transportation stops, accessible parking and accessible passenger loading zones and public streets or sidewalks to the accessible building entrance they serve. The accessible route shall, to the maximum extent feasible, coincide with the route for the general public. At least one accessible route shall connect accessible buildings, facilities, elements and spaces that are on the same site. At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements.	Office building #2 Due to terrain type, lack of accessible pathway, stairs, and door hardware or thresholds there is no way to gain access to building. This building is not accessible	https://www.access-board.gov/ada/#ada-206_2_1	2012 TAS Section: 206.2.1 2010 ADAS Section: 206.2.1 2015 ABAAS Section: F206.2.1		
45	Structures on Property (STAFF): Office Building #2 (Exterior)	The path of contains multiple issues and is not accessible. The path of travel exceeds the maximum allowable cross and running slope requirements. It also contains changes in level and/or gaps that exceed the allowable maximum requirements. The path of travel does not meet the minimum width requirements for clearances, turning spaces, and/or passing spaces. The floor or ground surface is not firm, stable, and slip resistant.	Pathway has multiple infractions	Review accessible pathway componets to make accessible https://www.access-board.gov/ada/#ada-402 https://www.access-board.gov/ada/#ada-403_1	2010 ADAS Section: 403.1 2015 ABAAS Section: 403.1		
46	Structures on Property (STAFF): Office Building #2 (Interior)	Interior of budling is not accessible, including staff shared spaces kitchenette, restrooms, etc.	Interior of building is not accessible. Need photo verifications	This building was converted into office spaces from residential dwelling. Due to these factors elements in building are not accessible.	2012 TAS Section: Advisory 2010 ADAS Section: Advisory 2015 ABAAS Section: Advisory		

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Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
47	Structures on Property (STAFF): Office Building #2 (Interior)	The restroom is not nearly compliant. The restroom does not have the required minimum clear floor space or maneuvering clearances for the toilet. The restroom does not have the required minimum clear floor space or maneuvering clearances for the lavatory. The entry door does not contain the required minimum maneuvering spaces on the pull/push sides. The entry door encroach into the required clear floor space for fixtures. Grab bars are missing and/or incorrectly installed. Accessories, such as toilet seat covers, paper towel holders, garbage cans, hand dryers, and mirrors are either too high or without clear floor space or both. The restroom contain floor level changes greater than a 1/2 inch of the floor drains and is slope (XX) - (XX), the shower is too small and missing numerous accessible elements.	There is a kitchen and bathroom inside that are not compliant. Need photo verification.	This building was converted into office spaces from residential dwelling. Due to these factors elements in building are not accessible.	2012 TAS Section: 213.2 2010 ADAS Section: 213.2 2015 ABAAS Section: F213.2	